026.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	957,400	/	957,400
USE VALUE:	957,400	/	957,400
ASSESSED:	957,400	/	957,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILLESPIE DONALD J
Owner 2:	
Owner 3:	
Street 1:	58 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORBETT JOANNE/ETAL -
Owner 2:	ROBILLARD RICHARD & JAMES -
Street 1:	351 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,750 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2432 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3750.000	574,000		383,400	957,400
Total Card	0.086	574,000		383,400	957,400
Total Parcel	0.086	574,000		383,400	957,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.67 | /Parcel: 393.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 17519

GIS Ref

GIS Ref

Insp Date 01/05/17

!2140!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 026.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	574,200	0	3,750.	383,400	957,600	957,600	Year End Roll	12/18/2019
2019	104	FV	420,600	0	3,750.	407,400	828,000	828,000	Year End Roll	1/3/2019
2018	104	FV	338,300	0	3,750.	297,100	635,400	635,400	Year End Roll	12/20/2017
2017	104	FV	316,900	0	3,750.	258,800	575,700	575,700	Year End Roll	1/3/2017
2016	104	FV	316,900	0	3,750.	220,500	537,400	537,400	Year End	1/4/2016
2015	104	FV	281,600	0	3,750.	215,700	497,300	497,300	Year End Roll	12/11/2014
2014	104	FV	281,600	0	3,750.	177,300	458,900	458,900	Year End Roll	12/16/2013
2013	104	FV	293,300	0	3,750.	168,700	462,000	462,000		12/13/2012

PRINT

Date	Time
12/10/20	17:37:40

LAST REV

Date	Time
10/04/18	13:07:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2140

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORBETT JOANNE/	68992-216		3/9/2017	Change>Sale	736,000	No	No		
ROBILLARD STEPH	29248-308		10/21/1998	Family	58,187	No	No		A

USER DEFINED

Prior Id # 1:	17519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2017	388	Inter Fi	16,000	O				
4/7/2017	389	Inter Fi	20,000	O				
11/14/2006	988	Manual	6,400					replace decking/ra

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	Measured	DGM	D Mann
4/17/2009	Measured	372	PATRIOT
3/29/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
8/11/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3750		Sq. Ft.	Site		0	80.	1.28	1			Med. Tr	-10					383,400						383,400	

Total AC/HA: 0.08609 | Total SF/SM: 3750 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 383,400 | Spl Credit | Total: 383,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08174336
Const Adj.:	0.97515047
Adj $ / SQ:	179.327
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643454
Depreciation:	69493
Depreciated Total:	573961

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

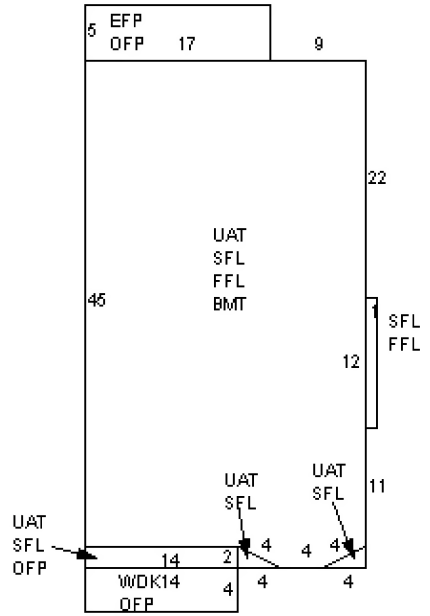
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.33
Special Features:	0	Val/Su Net:	135.57
Final Total:	574000	Val/Su SzAd	236.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,234	179.330	221,289
FFL	First Floor	1,198	179.330	214,833
BMT	Basement	1,186	53.800	63,804
UAT	Upper Attic	306	71.730	21,914
OFP	Open Porch	169	25.610	4,328
EFP	Enclos Porch	85	57.780	4,911
WDK	Deck	56	15.600	874
	Net Sketched Area:	4,234	Total:	531,953
Size Ad	2432	Gross Are	5150	FinArea 2432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	